



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Discuss and Provide Direction on Future Development of Roget Park Located at 2229 Tienda Drive

MEETING DATE: February 21, 2007

PREPARED BY: Parks and Recreation, Public Works and Community Development Directors

RECOMMENDED ACTION: Discuss and provide direction on future development of Roget Park located at 2229 Tienda Drive.

BACKGROUND INFORMATION: On December 17, 1993, a 4.64-acre parcel located on the north side of Tienda Drive and immediately east of the Target shopping center was donated by the late Dr. Gordon Boyd Roget to be developed as a "passive use park".

Subsequently, an adjacent parcel on the west (3.39 acres) was purchased by the City to add to the park. In 2000, Council directed staff to develop a park design and concept plan for Roget Park. Following Parks and Recreation Commission review, on May 16, 2001, the City Council approved the site master plan and authorized test well drilling on the site (Exhibit A). (Note that the test well indicated the site is not suitable for a municipal well and the plan should be revised to eliminate the well.) The plan includes a new street in accordance with the Street Master Plan, extending northerly from Tienda Drive that would eventually connect to Interlaken Drive and possibly Lower Sacramento Road. Over the years, adequate funding has not been available to develop the park as planned. Park staff has abated the weeds and removed trash as needed on the property. The property is presently signed "unavailable to public access or public use".

On September 14, 2006, the City received a letter (Exhibit B) from Dr. Gordon Bruce Roget in which he expressed concern that the "passive use park" had not been developed. Dr. Roget requested that a park of simple design be developed immediately or that the City consider returning the parcel to the Roget Family Trust. The Parks and Recreation Commission at its October 3, 2006, meeting, voted to recommend to the Council that the donated portion of the park be developed as a passive park and that the City-purchased portion be sold with the proceeds dedicated to development of the park.

On January 17, 2007, staff presented the Commission recommendation and options to the Council. The minutes from that item are attached (Exhibit C). Generally, the options are:

Option No. 1: Develop the full 8-acre park and street in accordance with the Master Plan previously approved by the Council. Estimated capital cost is roughly \$1.5 million, including street, underground utilities, sidewalks, curb and gutter improvement costs. This cost is included in the City's Parks and Recreation Impact Mitigation Fee Program. A subset of this option would be to develop the park in stages, starting with the donated parcel and later develop the purchased portion along with the street extension.

APPROVED:

A handwritten signature in blue ink, appearing to read "Blair King", written over a horizontal line.

Blair King, City Manager

Option No. 2: Per the Commission's recommendation, pursue sale of all or a portion of the westerly parcel and develop the remaining park parcel. Capital costs for the park portion (without the street) are roughly \$600,000. The street, including utilities, will cost roughly \$500,000. The retail value of the "for-sale" portion(s) is in the \$1.5 to \$2 million range. It appears there may be enough value in the land to cover the cost of building the street and park, pay City fees and provide a return on investment. A portion of the purchased property could be retained to provide better access and visibility to the park. This option could be accomplished in a number of ways:

- a) The City could retain a consultant to design the combined project and present the Council with various alternatives and following selection, sell the "surplus" property and use the proceeds to develop the park. This would also mean going through the legal steps to declare the property as surplus, notifying various agencies, etc.
- b) The City could develop goals for the property, issue a Request for Proposals from qualified developers to design the project and make proposals, select a proposal and enter into a contract for the project. This would, in effect, be a joint development project and could be accomplished through a development agreement. The agreement could provide for the developer to build the park or pay the City to build the park or a combination of both.

Option No. 3: Leave parcel in an "as is" condition and return the 4.64-acre parcel to the Roget Family Trust. Sell the City-owned 3.39 acres abutting the Roget parcel and the Target center. The revenue would need to go back to the Park IMF fund and would amount to roughly \$850,000 to \$1 million.

Since only three Council members were present at the meeting, the item was rescheduled. The discussions included consideration of moving the North-South street and prospective uses of the surplus property. While no decision was made at the January meeting, the consensus of the three members seemed to be that some park should be developed and some opportunity to develop revenue for parks should be pursued. This is essentially Option 2.

Pursuing either Option No. 1 or No. 3 is fairly straightforward. Pursuing Option No. 2 involves development of goals and criteria, as well as determining which way to proceed. There are a large number of alternatives that could be considered for developing a combined project. Some of the variables include:

- Land Use – Should the development be commercial (which would require a rezone) or residential, and if so, should it be restricted to senior housing?
- Assuming residential, should the development be single-family/duplex dwellings or should other attached housing be considered (or some combination – note that the portion north of the street could be done differently from the portion adjacent to the Target store).
- Location of the North/South Street – Should development front or back up to the park, or be varied or should we leave that choice open to project developers? Note that moving the street from the western alignment will necessitate some utility relocation.
- Size of the Park – Should it be just the donated parcel or include some portion of the City-purchased property? Having some portion of the north end of the park extend to the west would improve access and visibility from the street.

Some of these variables are illustrated in the attached Concept Plans:

- Concept A shows the street located next to Target with lots on the City-purchased parcel backing up to the donated parcel. Given the East-West dimension of the City-purchased parcel, the lots are very large. A variety of other lot configurations could be developed to provide higher density or the park could be made wider.

- Concept B shows the same street layout, but fewer lots and the park extended to the street along the north to provide better park visibility and access. Again, alternate lot/density layouts are possible. Potentially, one lot could be created at the northwest corner without impairing visibility as shown with the dashed line.
- Concept C again shows the same street and park layout, but instead of large lots, the for-sale space is left open. The lot is subdivided in a variety of configurations or developed with condominiums or some type of clustered housing.
- Concept D moves the street easterly to the donated parcel and the lots back-up to Target. As in Concept A, a variety of other lot configurations could be developed or the park could be made wider.
- Concept E is the same street layout as C, but the "for sale" property is left as two large parcels that could be developed as in Concept C. Or, the smaller parcel at the north could be developed with more traditional single-family lots as in Concept D. Also, the street could be centered on the west parcel line of the donated parcel which would slightly increase the area of the large "for sale" parcel. This would slightly reduce the area of the park, but since the street is providing direct access to the park, this is a reasonable and appropriate use of the property.

The point of presenting these concepts is not to make a final decision on any particular layout; they are presented to illustrate the design variables described above if Option 2 is selected. If Council selects Option 2, staff recommends that we develop our goals with minimal specific criteria Council believes is important and proceed as described in Option 2b. Staff suggests that if we are to seek a developer to carry out a project, we should give them as much flexibility as possible to be creative with the goal of meeting the City's objectives and provide revenue to the City. Staff will present at the meeting, a listing of possible goals to help focus the discussion to reach consensus and give direction for seeking development proposals.

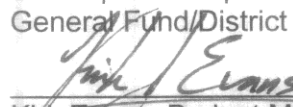
FISCAL IMPACT:


One-time costs/revenue (construction/sale proceeds) is described above in the Options. Ongoing maintenance cost of the park is of concern. Annual maintenance costs will range from \$68,000 for the full park (Option 1) with typical park amenities (restroom, turf, play structures, etc.) down to \$25,000

for a passive park without most of these amenities. Assuming any newly-developed lots in the area are included in a maintenance district, annual revenue from the district would run from about \$1,000 for just the "for-sale" portion to \$3,500 if future development to the west is included since most of the neighboring residential area is already developed. It is possible that an agreement to develop a project under Option 2b could provide additional funds that could be set aside for maintenance.

FUNDING AVAILABLE:

Development Impact Mitigation Fee account (Capital costs)
General Fund/District (operational costs)


Kirk Evans, Budget Manager


Tony C. Goehring
Parks and Recreation Director


Randy Hatch
Community Development Director

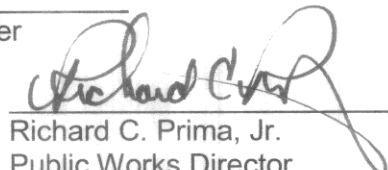

Richard C. Prima, Jr.
Public Works Director

Exhibit A

CONCEPTUAL MASTER PLAN

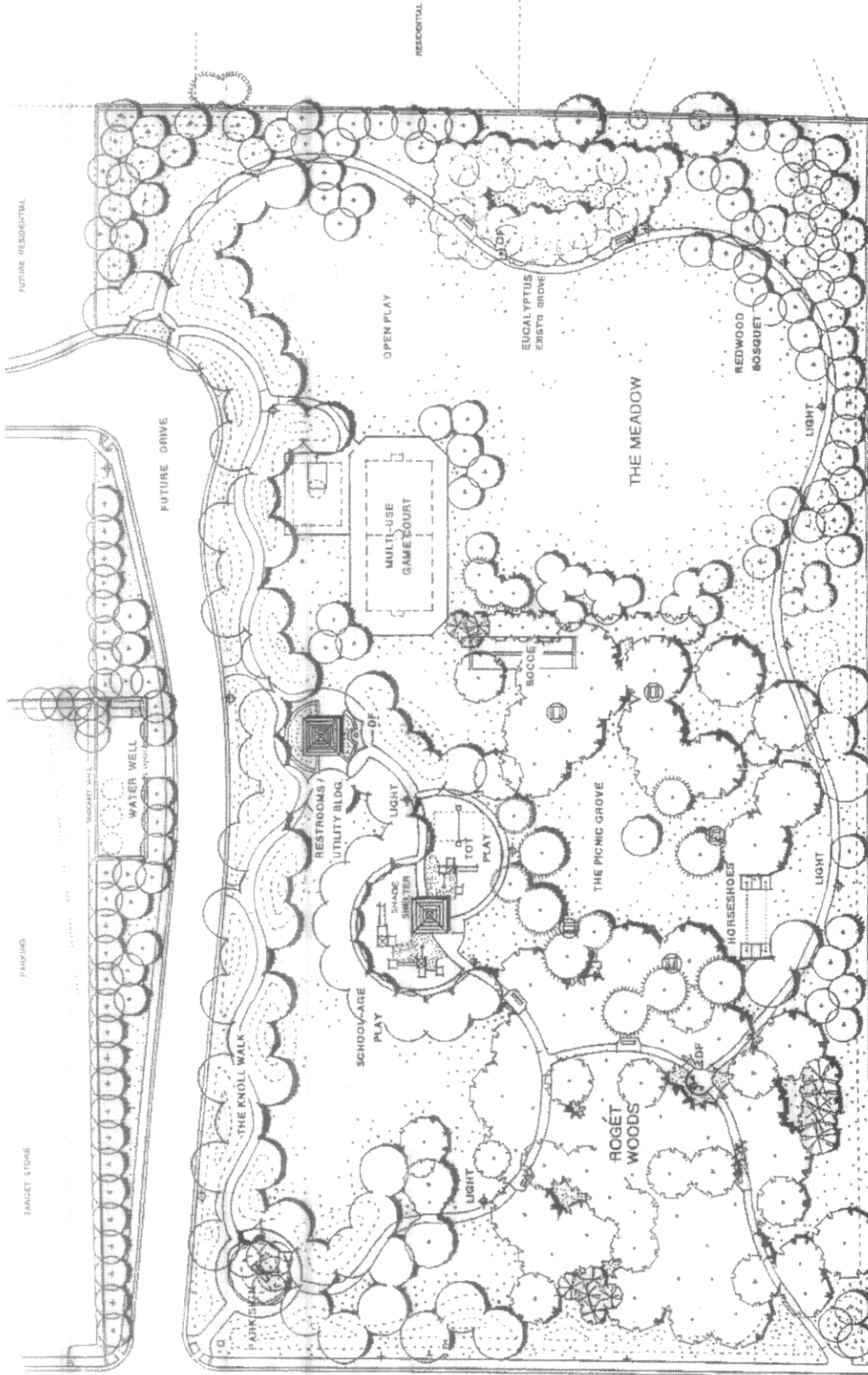
NOVEMBER 2000

PRELIMINARY ALTERNATE A

City Council
APPROVED - MAY 14, 2001

Rogét Neighborhood Park

City of Lodi California
Lawrence A. Nordstrom, ASLA Landscape Architect



1:5000 SCALE
HORIZONTAL

Exhibit B

Gordon Bruce Roget
510 S. Fairmont Ave.
Lodi, CA 95240
334-4975

September 13, 2006

City of Lodi
Dept. of Parks and Recreation
ATTN: Mr. Tony Goehring
Via fax 209.333.0162

Dear Mr. Goehring:

My father died 14 years ago. He donated a park that was nearly finished, in that he wanted it to be a wild area. Mr. Petersen felt that the parcel was too small for a park, especially if it was not to be developed. Therefore (as I understand it), an essentially equal size parcel of contiguous bare land to the west was acquired from the Dunscomb family. The ensemble was to become Roget Park when money had been raised from fees coming from the Kirst development to the east.


Well, that development is essentially complete and there is still no Roget Park. When I spoke to you approximately two years ago, you told me that there was no money available in the foreseeable future to do anything further about Roget Park.

Now Ed DeBenedetti has called me to inquire about allowing the city to sell the parcel my father donated, and use the money for the Lodi Grape Bowl restoration project. I can assure you that it was my father's intent to donate a park, not donate money to get his name on something.

It's time to make a Park, even if it's not a typical one. You need to take down the No Trespassing signs and put up the one I've attached. Put garbage cans at every corner and arrange for them to be emptied. Inform the Police Department of the change in status of the parcel and ask them to patrol it. Inform your liability carrier if you need to. Continue to take care of it just as you have for the last 14 years, except don't plow under the California Poppies when they come up in the open space in the back.

I have also attached (or will shortly send) a copy of the original grant deed. The terms of the deed have not been met for a day since the grant was made. Should you fail to comply with the above request within 60 days, I will undertake action on behalf of Nancy Roget to have the parcel returned to her. It will make quite a story for the Lodi News Sentinel, I'm sure, and the people of Lodi will be disappointed with your failure to act.

We're serious. Sincerely,



Gordon Roget

- K-2 "Discuss and Approve the Revised Design and Conceptual Plan for Roget Park, a 4.64-Acre Parcel Located at 2229 Tienda Drive, as Recommended by the Parks and Recreation Commission"

City Manager King briefly introduced the subject matter of a design and conceptual plan for Roget Park.

Parks and Recreation Director Tony Goehring provided a presentation regarding Roget Park, specifically discussing proposed development options, chronological history, Census map and figures, acreage available for project development, proposed conceptual site plans for master planned park, development costs, and correspondence from Dr. Roget. Mr. Goehring stated options include building the original park design at \$1.7 million, developing the vanilla park design at \$545,000, or/or giving a portion of the property back to the Roget family and selling the remainder. Mr. Goehring stated the Parks and Recreation Commission approve of the vanilla park design and that fiscal impacts associated with the mitigation fee and department line item budgeting have not been reviewed in detail.

Council Member Hitchcock suggested including the 3.39 acres in the vanilla park plan. She also expressed concerns regarding frontage of curb, gutter, and sidewalk, narrow access for police response, building a road on the side of the park, and houses fronting the park for security purposes.

In response to Mayor Johnson, Steve Virrey, Park Project Coordinator, stated Roget Park is 251 feet in width and Century Meadows Park is a close comparison to the proposed Roget Park.

City Manager King stated the City Council can pursue a variety of options for property across the park including senior housing, single-family detached homes, and mixed uses. He stated there are options to surplus the property, which may require a review of demographic and statistical census information. Mr. Prima stated there are a variety of options available with road development as well.

Mr. Goehring stated 130 letters were sent to surrounding neighborhoods and few responses were received.

PUBLIC COMMENTS:

Randy Snider, representing the neighbors backing up to the proposed park on Brittany Lane, spoke in favor of the vanilla park development, stating his opposition to the sale of the property due to the size of the lot.

Council Member Hitchcock expressed interest in senior housing to allow for street visibility for a proposed park.

Discussion ensued between Mayor Johnson and Public Works Director Prima regarding zoning and the potential location of a proposed road.

In response to Council Member Hitchcock, City Manager King stated there may be an opportunity for revenue in connection with the development of the park through the sale of the 3.39 acres or a senior housing development across from the proposed park.

Discussion ensued between Council Member Hitchcock and City Manager King regarding the value of the proposed surplus property, senior housing and single-family residence development in the area, park impact fees, and ongoing costs associated with maintenance for the proposed park.

Mayor Johnson stated funds generated in connection with Parks and Recreation should remain with the same and inquired about a motion to approve Option 2 with a minimal park, selling the proposed surplus property, and giving the remaining funds to Parks and Recreation.

Council Member Hitchcock stated she could support a motion with a street next to the park and limit development to senior housing only.

Discussion ensued between Mayor Johnson, Council Member Hitchcock, City Manager King, and Public Works Director Prima regarding backing potential residential uses to the Target shopping center.

Council Member Katzakian stated he agreed that money should be put back into Parks and Recreation.

City Manager King stated park impact fees must be used for the same and suggested tabling the matter while staff conducts further research so that a full Council can consider and make a decision on the project.

MOTION / VOTE:

The City Council, on motion of Council Member Hitchcock, Katzakian second, tabled the subject matter until such time as all Council Members could be present. The motion carried by the following vote:

Ayes: Council Members – Hitchcock, Katzakian, and Mayor Johnson

Noes: Council Members – None

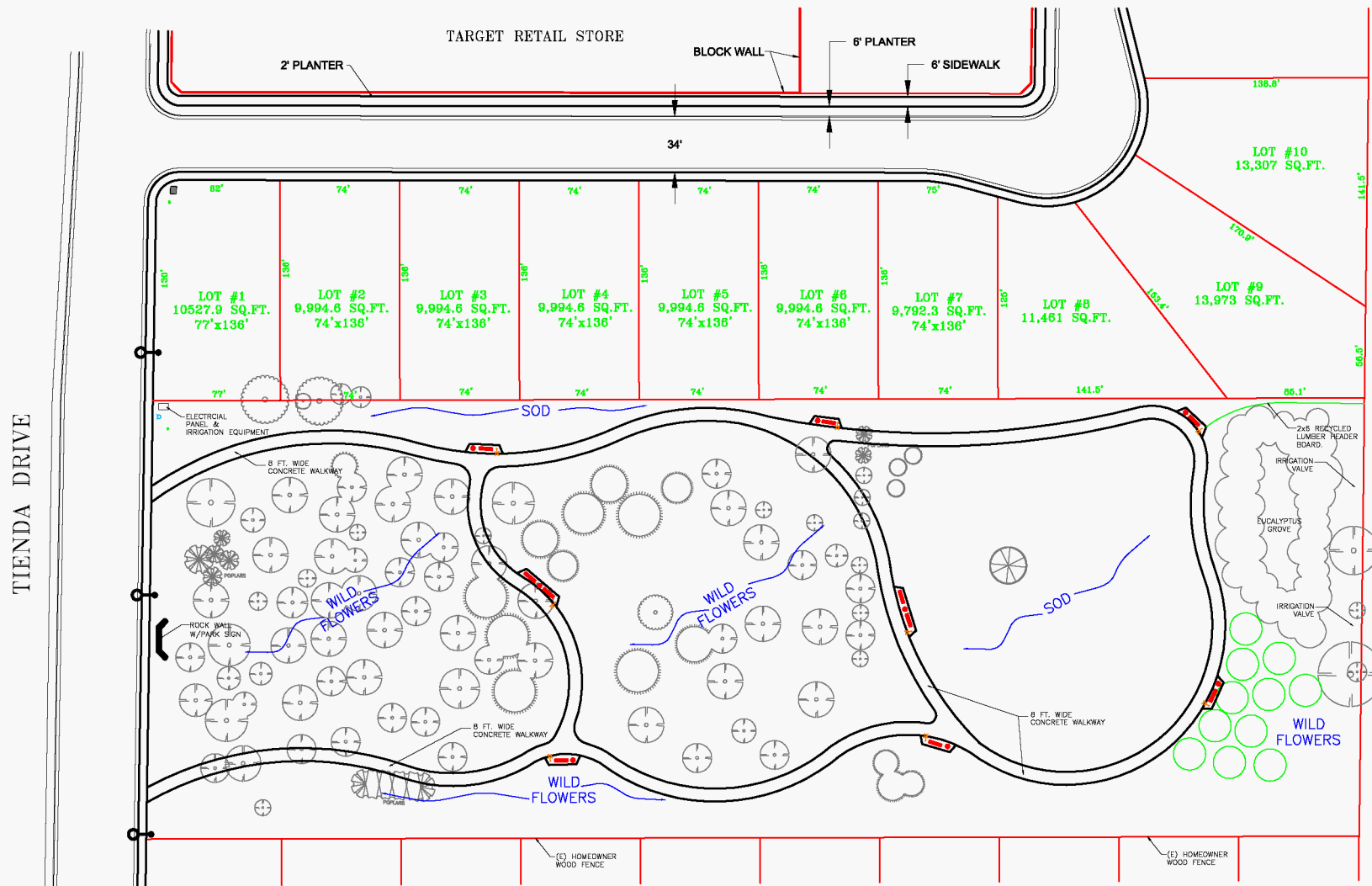
Absent: Council Members – Hansen and Mounce



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept A



ROGET PARK - Concept "A"

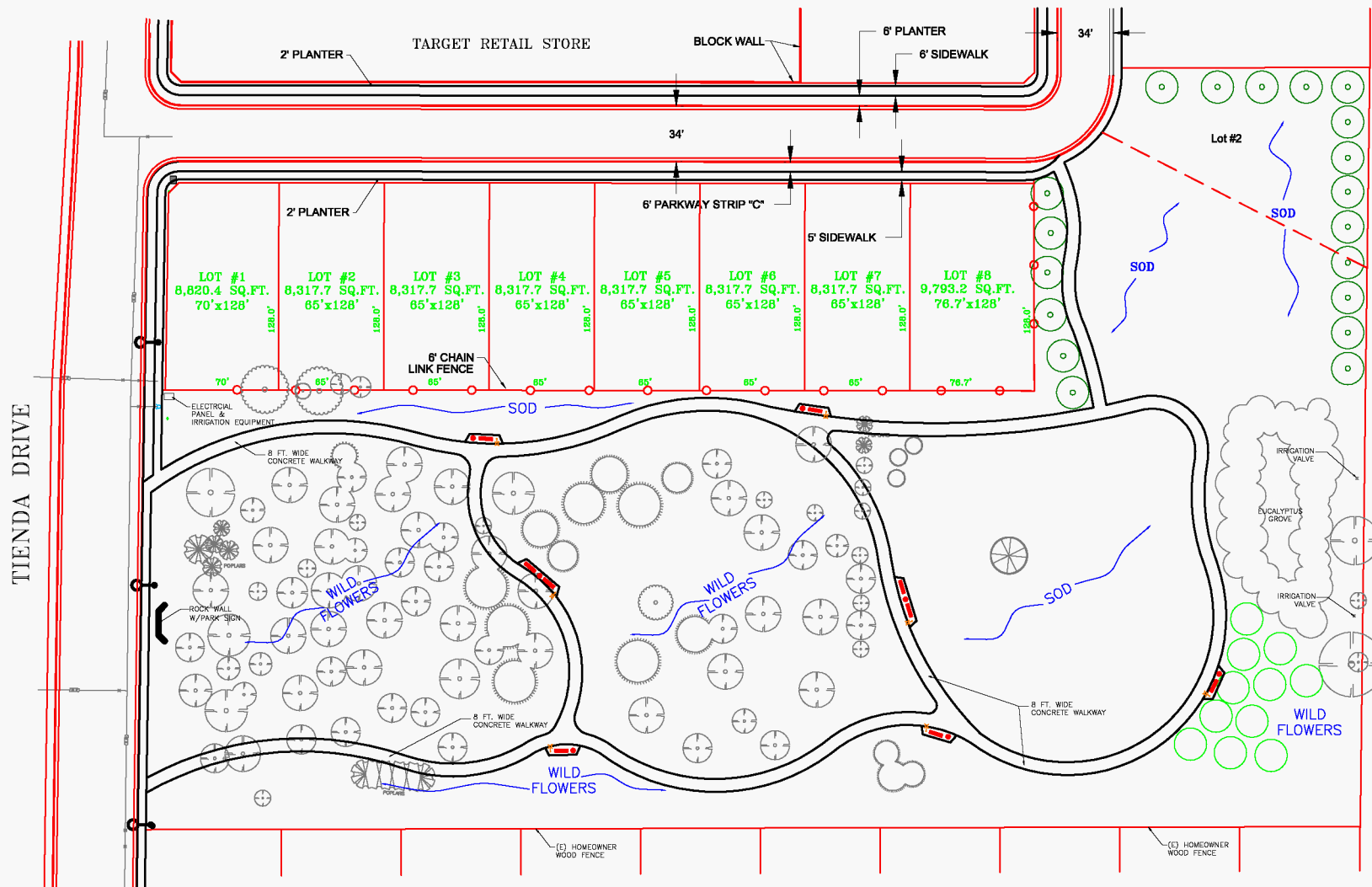
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept B



ROGET PARK - Concept "B"

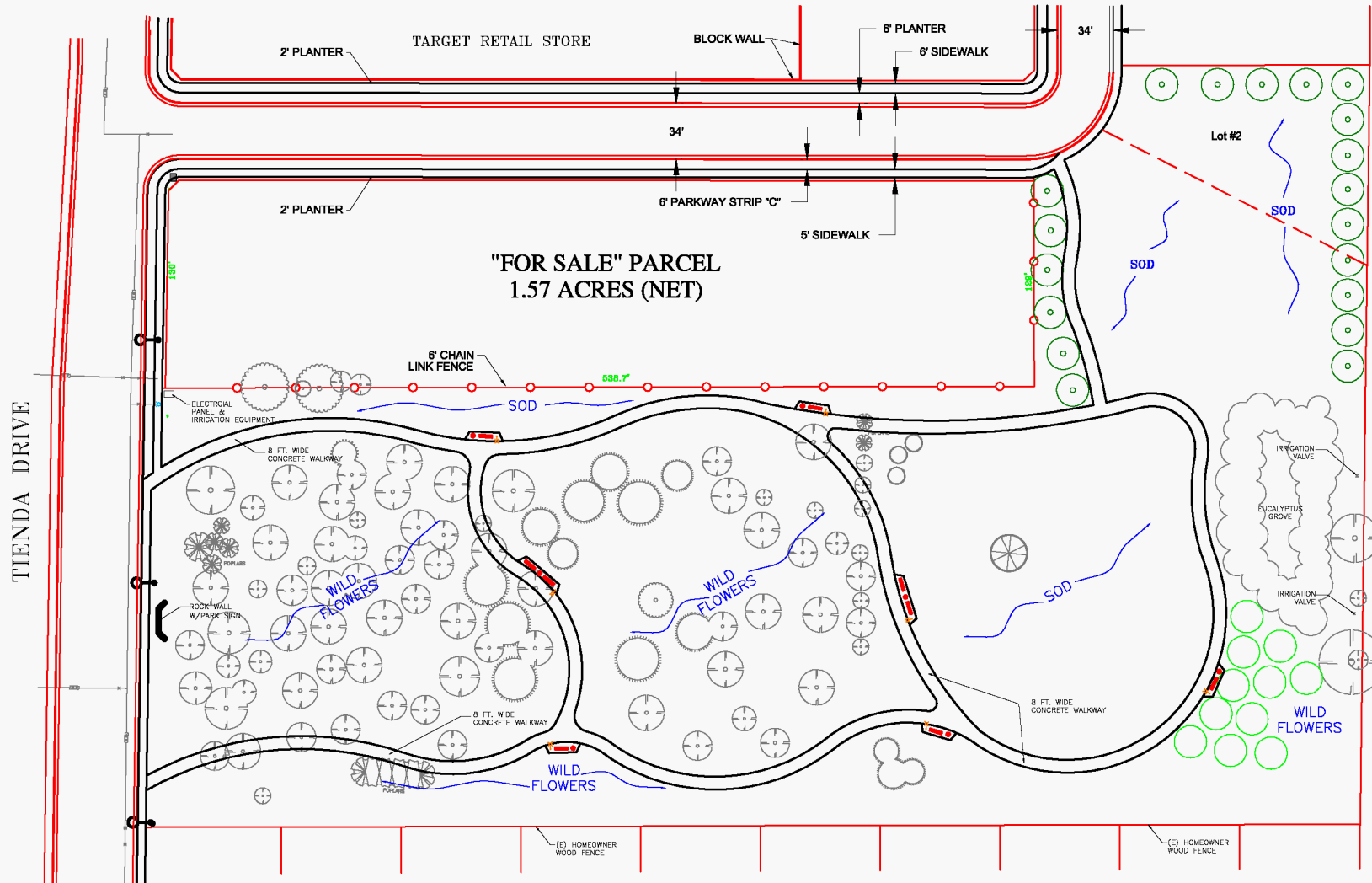
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept C



ROGET PARK - Concept "C"

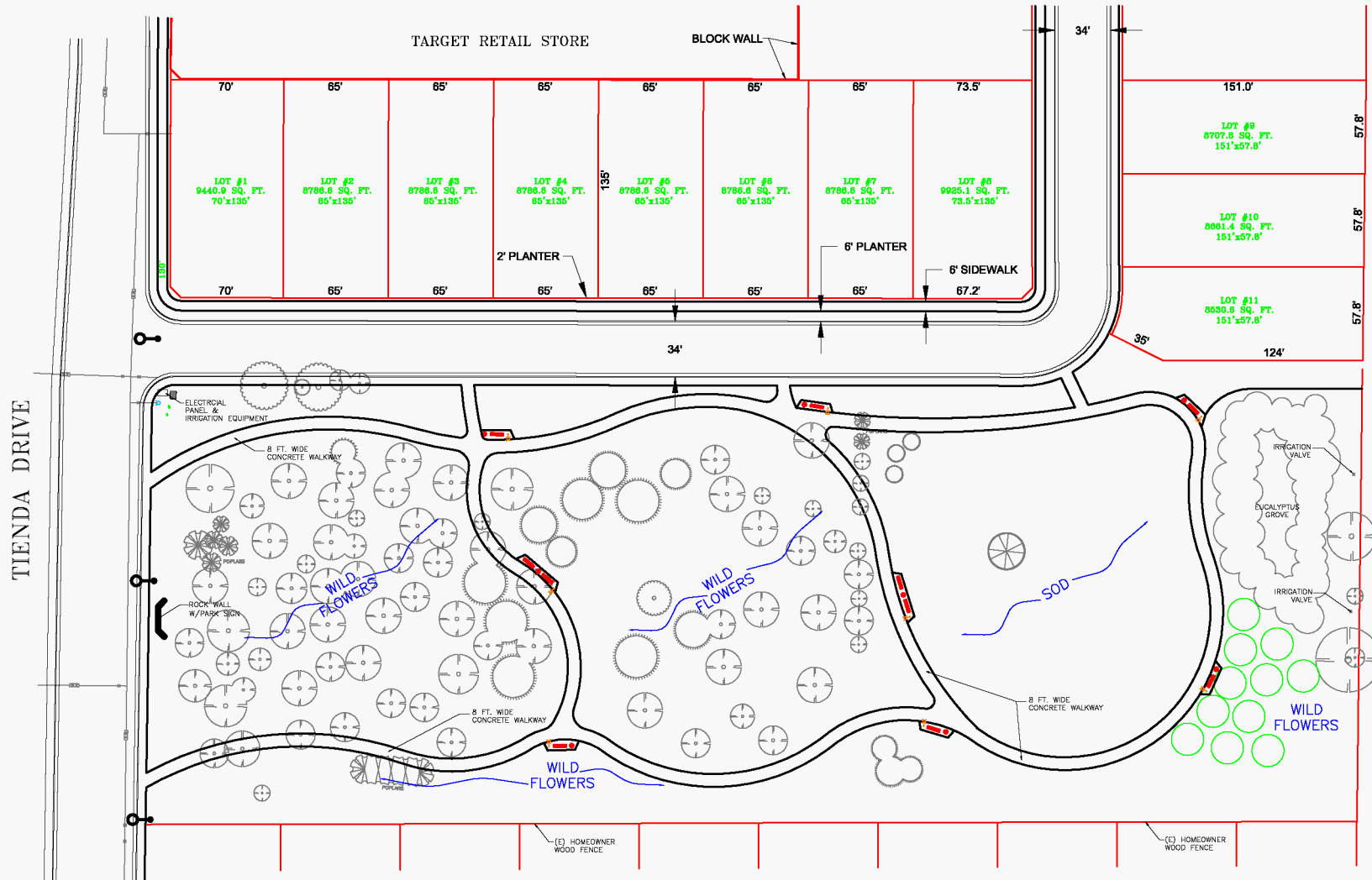
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept D



ROGET PARK - Concept "D"

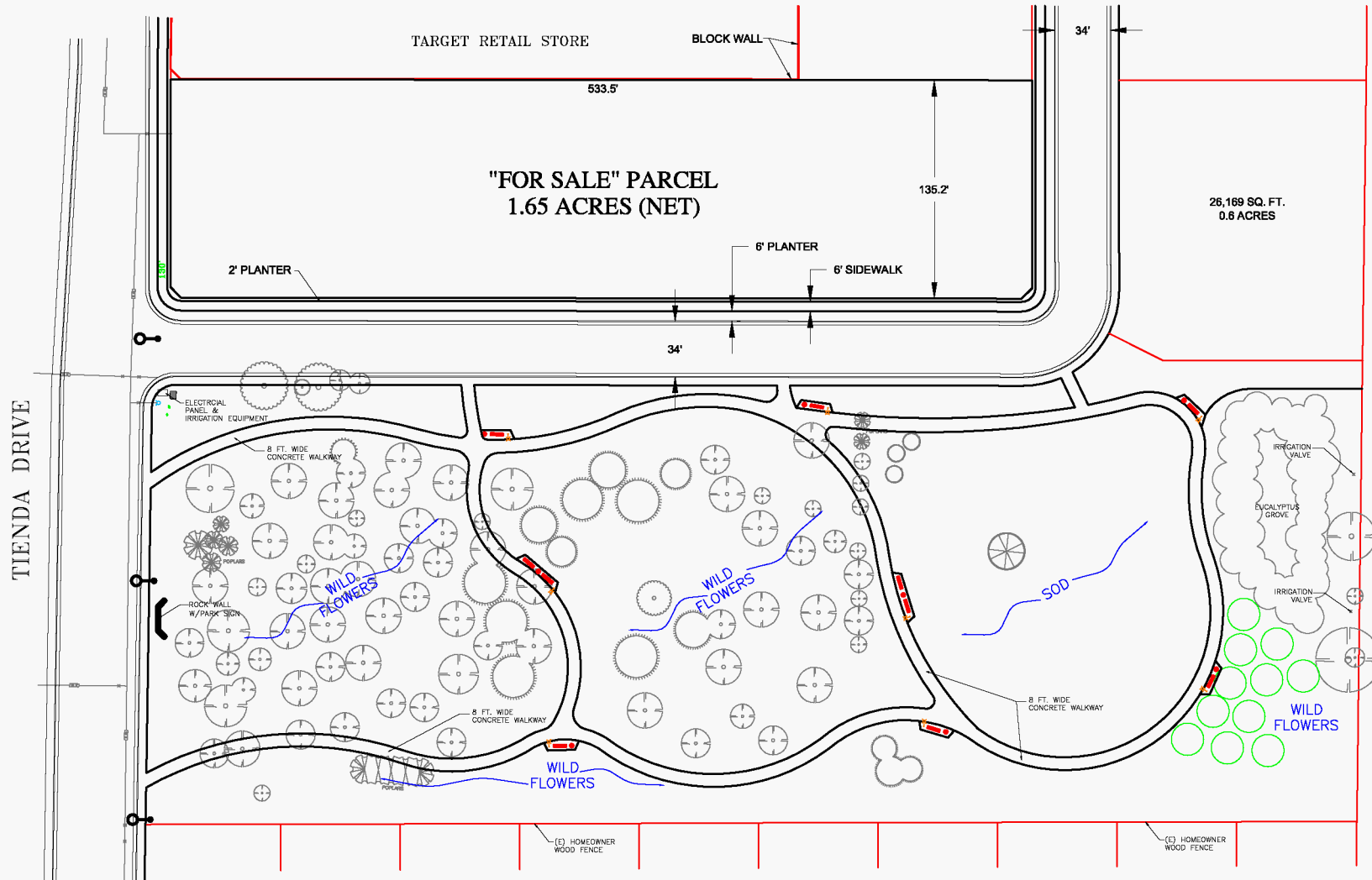
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept E



ROGET PARK - Concept "E"

SCALE: 1"=100'

CITY COUNCIL

BOB JOHNSON, Mayor
JOANNE L. MOUNCE
Mayor Pro Tempore
LARRY D. HANSEN
SUSAN HITCHCOCK
PHIL KATZAKIAN

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

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BLAIR KING
City Manager

RANDI JOHL
City Clerk

D. STEVEN SCHWABAUER
City Attorney

RICHARD C. PRIMA, JR.
Public Works Director

February 16, 2007

Concerned Parties

Mailing List Attached

SUBJECT: Discuss and Provide Direction on Future Development of Roget Park
Located at 2229 Tienda Drive

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, February 21, 2007. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call me at (209) 333-6759.

R. Prima

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NAME	ADDRESS	CITY
GARY ROSENE	2336 BRITTANY LN	LODI CA 95242
JOHN & JODIE SNIDER	2328 BRITTANY LN	LODI CA 95242
R BRANDON RANKIN III	2320 BRITTANY LN	LODI CA 95242
ROGER & L TRS VINCENT	2319 BRITTANY LN	LODI CA 95242
NANCY S HAMMOND	2327 BRITTANY LN	LODI CA 95242
JAMES & HEIDI WILLIAMS	2335 BRITTANY LN	LODI CA 95242
MARTIN & LISA LEARY	2343 BRITTANY LN	LODI CA 95242
KEITH & CAROL SELLESETH	2350 ST ANTON DR	LODI CA 95242
MICHELE A WAKEHAM	PO BOX 22054	CARMEL CA 93922
KENNETH & M L CANTRELL	2334 ST ANTON DR	LODI CA 95242
CAROL E ASHCROFT	2326 ST ANTON DR	LODI CA 95242
LAVERNE H AVILA	2318 ST ANTON DR	LODI CA 95242
RICHARD & GAYLENE ENTZI	2344 BRITTANY LN	LODI CA 95242
GREGORY & SUZANNE BURNS	2112 ST ANTON DR	LODI CA 95242
DONALD & JOAN BRYANT	1105 HEIDELBERG WY	LODI CA 95242
ALAN & LEANNE GOLDHAHN	1102 CHATEAU CT	LODI CA 95240
DONALD & K B JONES	1110 CHATEAU CT	LODI CA 95242
STEPHEN & JOLIE RUIZ	1118 CHATEAU CT	LODI CA 95242
VICKI PARKER	1126 CHATEAU CT	LODI CA 95242
GRANT & KARIN ROGERO	1134 CHATEAU CT	LODI CA 95242
JOHN & DEBORAH DEMSHAR	1142 CHATEAU CT	LODI CA 95242
JOSEPH & MARYBETH HANDEL	1133 CHATEAU CT	LODI CA 95242
JOHN & MARCIA FITZGERALD	1117 CHATEAU CT	LODI CA 95242
KELLI PAGE	1109 CHATEAU CT	LODI CA 95242
WILLIAM & JACKIE MCCAMMON	1101 CHATEAU CT	LODI CA 95242
W TROY BECKMAN	1115 HEIDELBERG WY	LODI CA 95242
GEORGE & MARIE KANEKO	1127 HEIDELBERG WY	LODI CA 95242
JAMES & DEBORAH BAUMBACH	1139 HEIDELBERG WY	LODI CA 95242
DAVID & BRENDA AKIN	1151 HEIDELBERG WY	LODI CA 95242
DAVID & TERESA CABRAL	1150 HEIDELBERG WY	LODI CA 95242
FRANK & GAIL CUNNINGHAM	1138 HEIDELBERG WY	LODI CA 95242

BRIAN CRAWFORD	1126 HEIDELBERG WY	LODI CA 95242
DEAN ROBINSON	1114 HEIDELBERG WY	LODI CA 95242
DENNIS PERAK	2104 ST ANTON DR	LODI CA 95242
ARTHUR JAMES BEESKAU	1121 GENEVA LN	LODI CA 95242
RAMON & MARY FUENTES	1133 GENEVA LN	LODI CA 95242
RODNEY & PENNY LAWLEY	2058 PETERSBURG WY	LODI CA 95242
AHMED & WENDY AL HOMOUD	PO BOX 1808	WOODBIDGE CA 95258
LA NELL ESCALANTE	2034 PETERSBURG WY	LODI CA 95242
MARK & TAMMI RIZZOLO	1155 VIENNA DR	LODI CA 95242
WILLIAM D SEIDLITZ	1160 VIENNA DR	LODI CA 95242
RICHARD E PAULL	1150 VIENNA DR	LODI CA 95242
PAUL & MARIA GULOTTA	1140 VIENNA DR	LODI CA 95242
BRUCE RONALD PARDELLA	1130 VIENNA DR	LODI CA 95242
J KENNETH & LINDA MEYERS	1120 VIENNA DR	LODI CA 95242
GORDON CERVO	1048 VIENNA DR	LODI CA 95242
DAVID A & RUTHIE A MAGGETTI	1050 GENEVA LN	LODI CA 95242
MARK & LAUREN ROE	5325 BLACKHAWK DR	DANVILLE CA 94506
EVANS R & PAMELA HAMMOND	2029 PETERSBURG WY	LODI CA 95242
RAYMOND & DONNA LILLEY	2019 PETERSBURG WY	LODI CA 95242
MARY L MCCOMB	1117 VIENNA DR	LODI CA 95242
LAP C & YEE C WONG	1051 VIENNA DR	LODI CA 95242
A FRED & G CAMY BAKER	PO BOX 1510	LODI CA 95241
HELEN ARCHIBALD	10711 THORNTON RD #115	STOCKTON CA 95209
KENNETH & NANCY HYSKE	14200 N CURRY AVE	LODI CA 95240
BRUCE & LINDA CAMPER	1263 HEIDELBERG WY	LODI CA 95242
HOWARD & MARY WEBB	1255 HEIDELBERG WY	LODI CA 95242
MONTY L & SUSAN KAY ZORB	1247 HEIDELBERG WY	LODI CA 95242
DOUGLAS & SUSAN LARSSON	1239 HEIDELBERG WY	LODI CA 95242
VICTOR & ADRIANA SCHUH	1231 HEIDELBERG WY	LODI CA 95242
RONALD & BARBARA WINTERS	1223 HEIDELBERG WY	LODI CA 95242
LODI DEVELOPMENT INC	1420 SOUTH MILLS AVE	LODI CA 95242

JON T & WENDY M OKUHARA	1167 HEIDELBERG WY	LODI CA 95242
LYMAN M & LING K CHANG	1159 HEIDELBERG WY	LODI CA 95242
EUGENIO F & TERESITA REYES	1349 MOKELUMNE DR	ANTIOCH CA 94509
LOWELL B & VIOLET FLEMMER	2031 BERN WY	LODI CA 95242
BRENT & SHARON FLEMMER	2023 BERN WY	LODI CA 95242
RICHARD & ROSANNE CHRISTIE	2015 BERN WY	LODI CA 95242
DAVID & DOLORES PRUDHEL	1202 SALZBURG LN	LODI CA 95242
STEVEN A & ROBIN L WOOD	1216 SALZBURG LN	LODI CA 95242
GLENN M & CYNTHIA A CLARKE	1215 SALZBURG LN	LODI CA 95242
WESLEY DALE & SHARON EMIG	2030 BERN WY	LODI CA 95242
JON GREGORY & MINAJoy LEE	2038 BERN WY	LODI CA 95242
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DAVE D ROBINSON	1244 HEIDELBERG WY	LODI CA 95242
MICHAEL V & SUSAN A THOMAS	1252 HEIDELBERG WY	LODI CA 95242
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RICHARD & LILLI HENRICKSEN	1233 SALZBURG LN	LODI CA 95242
RICHARD & NOELLA ERICHSON	1227 SALZBURG LN	LODI CA 95242
MICHAEL & DEBRA GEORGUSON	1221 SALZBURG LN	LODI CA 95242
NICK & RUTH OLGA KYRIAKIS	1088 GULL AVE	FOSTER CITY CA 94404
PETE & BONNIE SILVANI	9317 THORNTON RD	STOCKTON CA 95209
ROGER & LINDA BARKER	1234 SALZBURG LN	LODI CA 95242
WESLEY & ALENE HASHIMOTO	1240 SALZBURG LN	LODI CA 95242
NANCY JOANNE WALL	1246 SALZBURG LN	LODI CA 95242
DAVID & RACHEL VERA	1227 VIENNA DR	LODI CA 95242

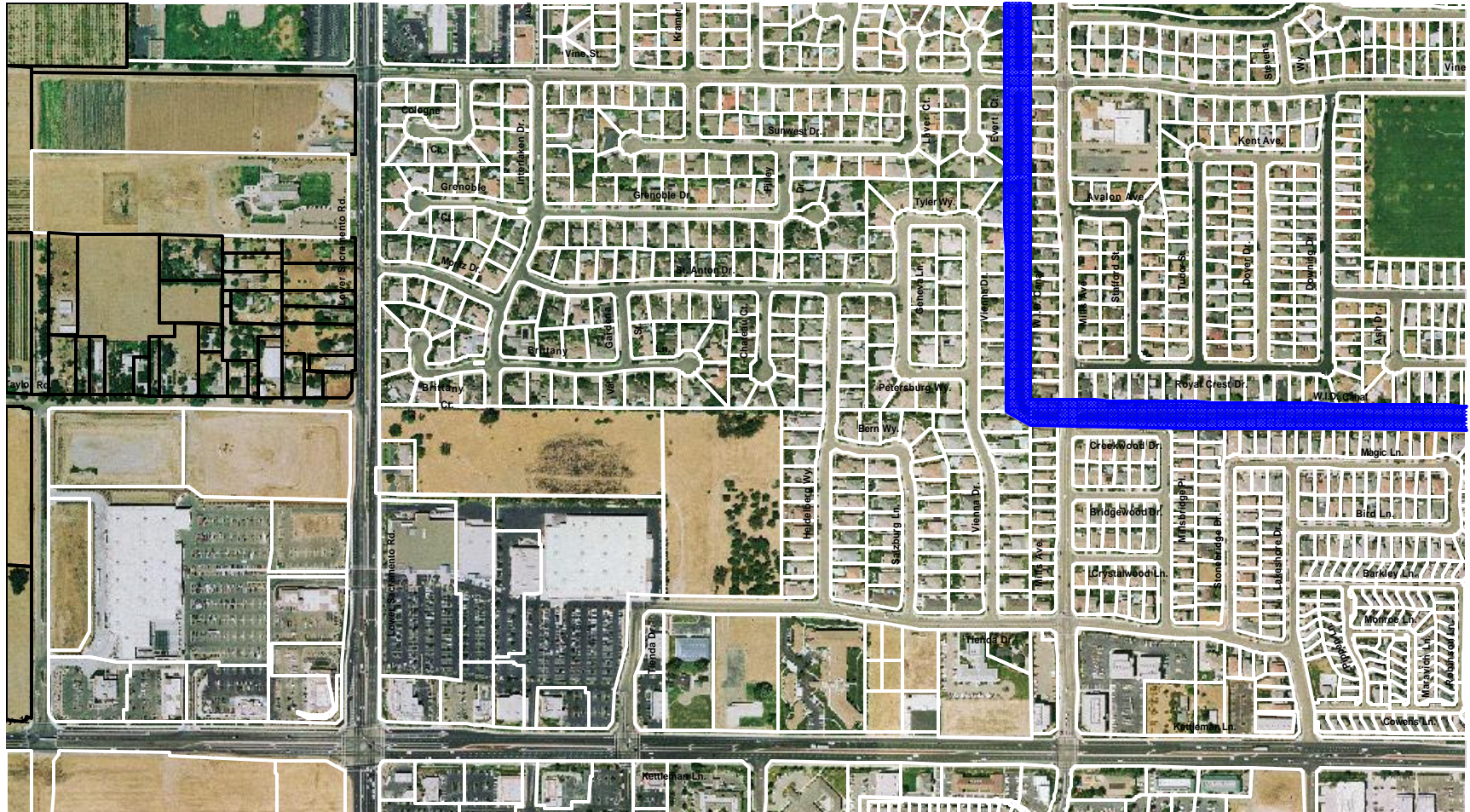
DOUGLAS & HOLLI EDDY	1219 VIENNA DR	LODI CA 95242
STEVEN & CHARLENE ROSTOMILY	1211 VIENNA DR	LODI CA 95242
PAUL & LYNETTE HALEY	1203 VIENNA DR	LODI CA 95242
YEN MING & HSIUFEN CHANG	1195 VIENNA DR	LODI CA 95242
RODNEY & JAYNIE GAINES	1187 VIENNA DR	LODI CA 95242
RICHARD & SHELLEY TOY	1179 VIENNA DR	LODI CA 95242
ELMER J SANGUINETTI	10654 PLEASANT VALLEY CIR	STOCKTON CA 95209
BLAIR & NANCY KING	1163 VIENNA DR	LODI CA 95242
PHILIP & JULIE VAZ	1168 VIENNA DR	LODI CA 95242
NANCY JEAN SCHRADER	1192 VIENNA DR	LODI CA 95242
JOHN & KIMBERLY TETZ	1176 VIENNA DR	LODI CA 95242
CRAIG & TERRI BOTTKE	1200 VIENNA DR	LODI CA 95242
PETER F WOODS	1184 VIENNA DR	LODI CA 95242
HARRY M JYONO	1208 VIENNA DR	LODI CA 95242
MICHAEL & NICOLE WEST	1216 VIENNA DR	LODI CA 95242
BDC LODI PLAZA	100 SWAN WY #206	OAKLAND CA 94621
LODI RETIREMENT RESIDENCE	PO BOX 14111	SALEM OR 97302
CHURCH OF GOD 7TH DAY OF LODI	2100 TIENDA DR	LODI CA 95242
NOE LUNA	1127 S MILLS AVE	LODI CA 95242
HARVINDER & NITA SINGH	1224 VIENNA DR	LODI CA 95242
SAN JOAQUIN COUNTY OFFICE	PO BOX 213030	STOCKTON CA 95213
BRITTANY LLC	PO BOX 1510	LODI CA 95241
CLARENCE & LUELLA SEVERSON	2050 TIENDA DR	LODI CA 95242
DEREK ULMER	1121 S MILLS AVE	LODI CA 95242
JONATHAN & ALYSIA SMITH	1232 VIENNA DR	LODI CA 95242
LODI FIRST NAZARENE CHURCH	2223 WEST KETTLEMAN LN	LODI CA 95242
JOHN M JR & KERRY GIANNONI	2960 APPLEWOOD DR	LODI CA 95242
LELAND R KAMMERER	1133 S MILLS AVE	LODI CA 95242
JAMES O NEAL & JUDITH HUFFMAN	1115 S MILLS AVE	LODI CA 95242
RICHARD JOHN & JOYCE BRISTOW	1107 S MILLS AVE	LODI CA 95242
MILLSBRIDGE OFFICE	PO BOX 1598	LODI CA 95241

PARK WEST		
MICHAEL D & DIANNA LONG	1151 MILLS AVE	LODI CA 95242
MICHELLE M LEMLEY	1209 S MILLS AVE	LODI CA 95242
RANDALL KUCHENBECKER	1227 S MILLS AVE	LODI CA 95242
MARIA RUIZ	PO BOX 910	LODI CA 95241
GAYLE W PLUMMER	1101 S MILLS AVE	LODI CA 95242
GREGORY & CINDY NELSON	1139 S MILLS AVE	LODI CA 95242
OLGA ISABEL ORAM	1157 S MILLS AVE	LODI CA 95242
ARTHUR & BARBARA JOHNS	1215 MILLS AVE	LODI CA 95242
EUGENE III & KRISTEN SCHENONE	1305 S MILLS AVE	LODI CA 95242
CHARLES KELLEY HAHN	2017 TIENDA DR	LODI CA 95242
JUNE MASUI	1027 S MILLS AVE	LODI CA 95242
JOHN L & JOYCE MARIE COSTA	1145 S MILLS AVE	LODI CA 95242
RICHARD & MARGARET ANAFORIAN	1203 MILLS AVE	LODI CA 95242
BRENT L & SHARON A FLEMMER	2023 BERN WY	LODI CA 95242
VINCENT HUNTER	1311 S MILLS AVE	LODI CA 95242
LLOYD & ELIZABETH KARGER	1210 SALZBURG LN	LODI CA 95242

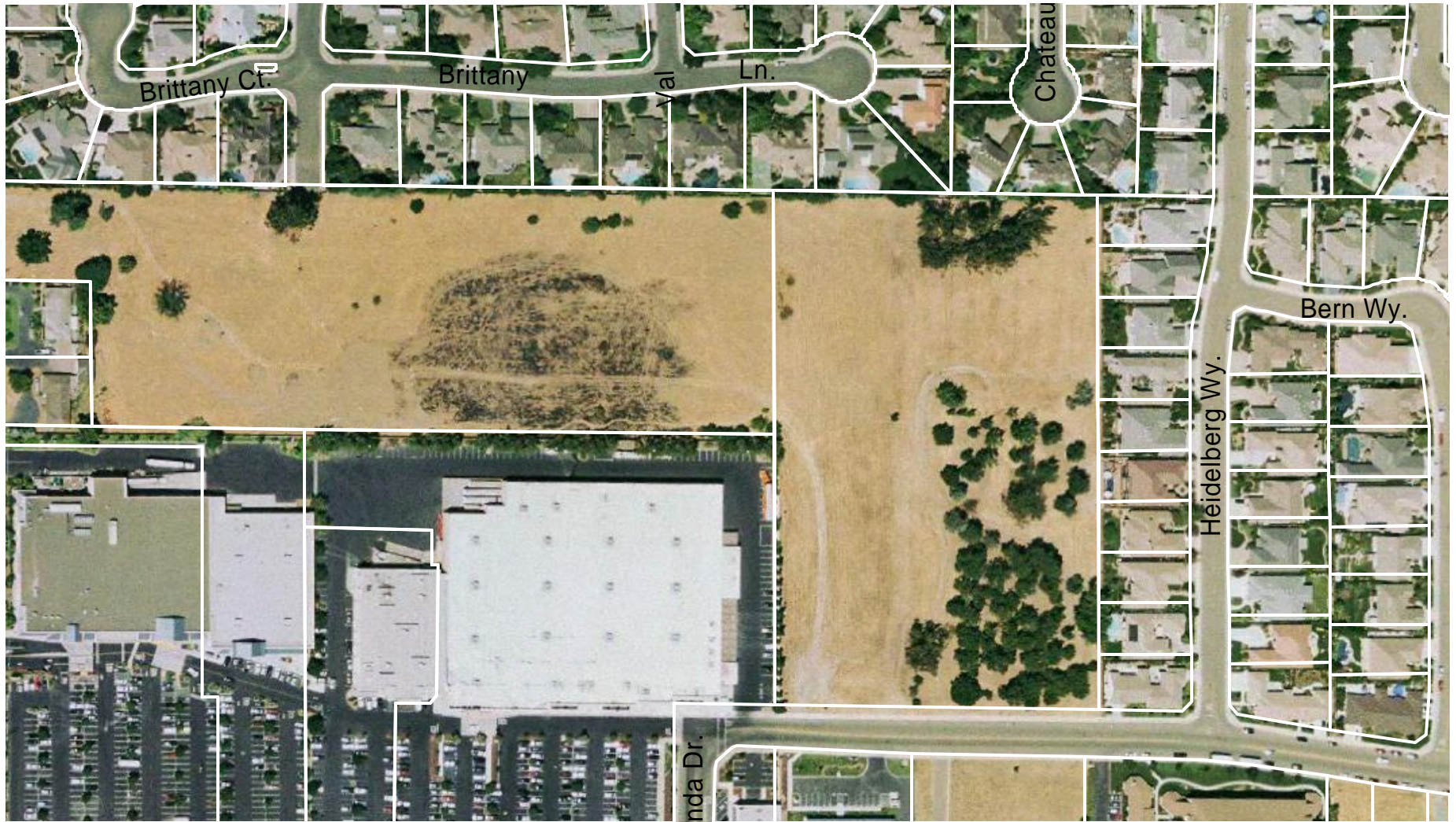
Roget Park – General Options

- Option No. 1: Develop the full 8-acre park
- Option No. 2: *Partial park and private development*
- Option No. 3: No park

General Area



Site



Roget Park – General Options

Option No. 2: Partial park and private development

- Parks & Recreation Commission recommendation
- Appears there may be enough value in the land to cover the cost of building the street and park, pay City fees and provide a return on investment.
- Annual maintenance - \$25,000
- Portion could be retained to provide better access and visibility to the park.
- Option could be accomplished in a number of ways:
 - Retain a consultant to design the combined project
 - present the Council with various alternatives
 - sell the “surplus” property; use the proceeds to develop the park.
 - Develop goals for the property
 - issue a Request for Proposals for entire development
 - joint development project through a development agreement



Roget Park Concept B



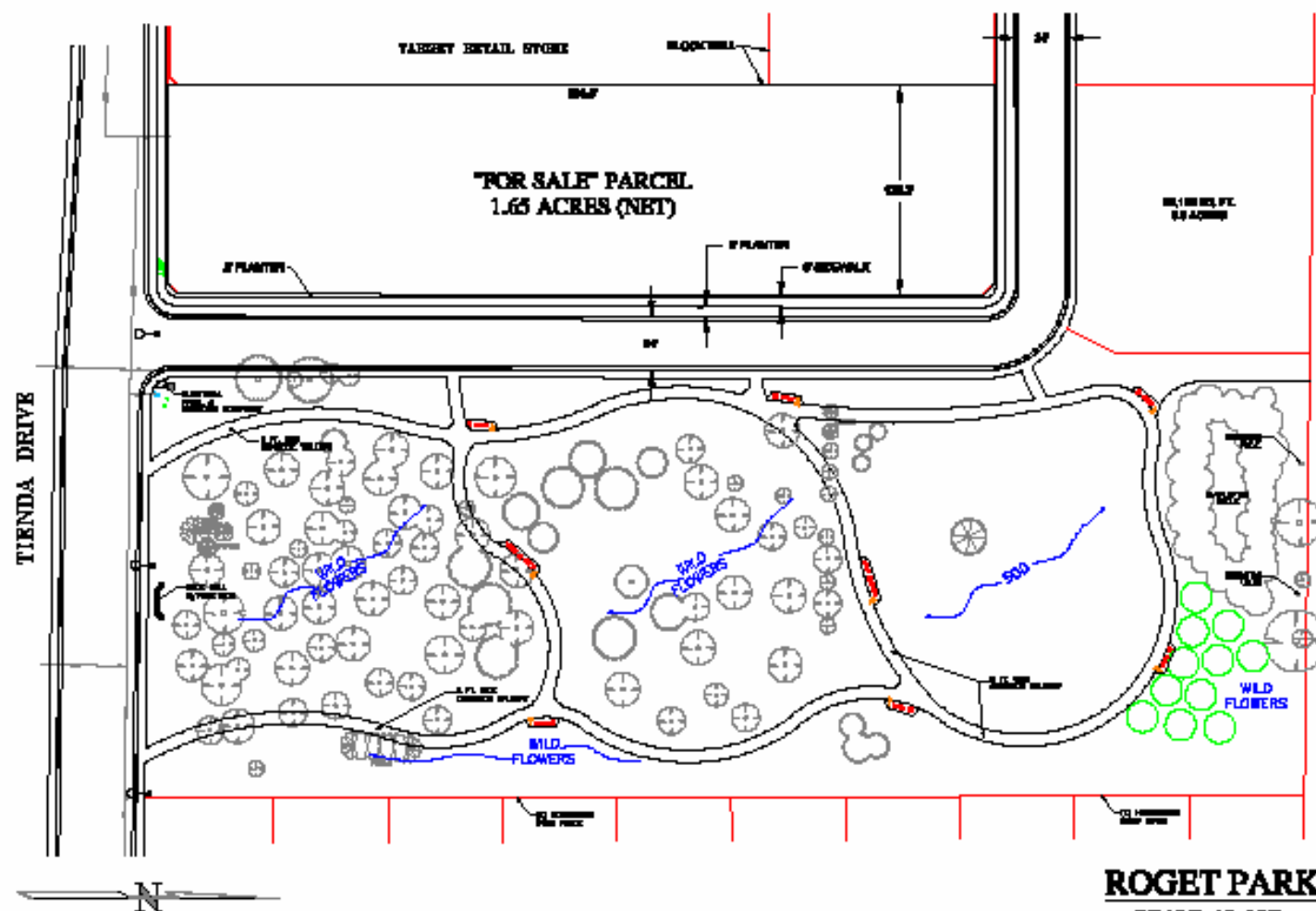
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept E



ROGET PARK - Concept "E"

SCALE: 1"=100'

Option 2 Goals

Staff recommendations in italics

Option No. 2: Partial park and private development

- Land Use
 - Residential?
 - Restrict to senior housing?
 - Restrict to “for sale” housing?
 - Affordability considerations/requirements?
 - *Suggest Council select preference*
- Development form
 - *Suggest leaving open for proposals*
- Park form
 - Minimal development or include active features?
 - Have full access to street at west?
 - *At a minimum, northern portion should have street access/visibility*

Option 2 Process

Staff recommendations in italics

Request for Proposal(s) Format/Process

- ❑ *Focus on goals as adopted by Council*
- ❑ *Require park & street improvements by developer*
- ❑ *Include standard property development requirements, fees*
- ❑ *Include new Development Agreement terms*
- ❑ *Legal review by City Attorney*
- ❑ *Allow multiple proposals/options from single developer*
- ❑ *Presentations on proposals (time/date depending on number received)*
- ❑ *Council decision in late 2007*

GUIDANT

RECEIVED

FEB 26 2007

City Clerk
City of Lodi

2-21-07

K.I

To Lodi City Council,

For Roget Park area the most realistic course is Concept A, a west side street with lots for nice homes (no apts. or condos), & a simple little park plan to be enjoyed, protected & cared for the City of Lodi & its citizens.

Thank you,
—ART J.

Arthur Johns
1215 S Mills Ave.
Lodi, CA 95242



K-1

From: Blair King
Sent: Tuesday, February 20, 2007 3:52 PM
To: Randi Johl
Cc: Richard Prima; Tony Goehring
Subject: FW: Roget Park Phone Call

Additional public comments for Council consideration related to Roget Park

From: Richard Prima
Sent: Tuesday, February 20, 2007 1:40 PM
To: Blair King; Randy Hatch; Tony Goehring
Subject: FW: Roget Park Phone Call

FYI - This lady owns one of the duplexes on Tienda at Heidelberg and thought a walk-through park would be great, but thought restrooms would be a bad idea given the adjacent continuation school. She thought the excess property could be some type of commercial - office or mini-storage.

Richard

-----Original Message-----

From: Pamela Farris
Sent: Tuesday, February 20, 2007 10:08 AM
To: Richard Prima
Subject: Roget Park Phone Call

Mrs. Armstrong called about the Roget Park council item & would like you to call her at 474-6661.

Pam Farris

Administrative Secretary
Public Works Administration
City of Lodi
(209) 333-6800 x2656
pfarris@lodi.gov

From: Randi Johl
Sent: Wednesday, February 21, 2007 10:41 AM
To: 'Victor Schuh'
Cc: Blair King; Steve Schwabauer; Tony Goehring
Subject: RE: Roget Park

Thank you for your email Mr. Schuh. It was received by the City Council and forwarded to the appropriate department(s) for information, response and/or handling.

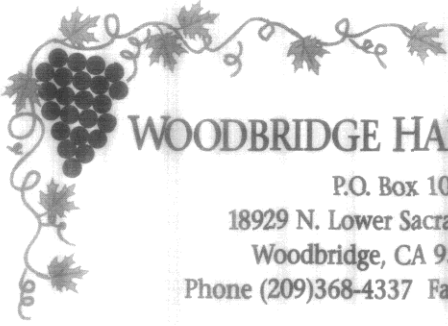
Randi Johl, City Clerk

From: Victor Schuh [mailto:vschuh@lansas.com]
Sent: Wednesday, February 21, 2007 10:30 AM
To: Randi Johl; Susan Hitchcock; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen
Subject: Roget Park

Dear city council

I am emailing you today in regards to a topic on the regular calendar for tonight's meeting future development of Roget Park. I live at 11231 Heidelberg way that backs up to Roget Park. When I purchased the lot to build my home I paid a premium price because of the park behind me. I received last week some of the proposed ideas as to what to do with this property. I would be very disappointed to see again a donation not taken advantage of and have this property returned back to the Roget family. My concern is that this land would be developed into residential lot are even worse commercial lots and bring down the value on my property especially after paying additionally for it. I would love to see the entire park developed as per the original plan, how ever I understand the cost in doing this is high. The added on portion of the park between the park and Target was a pleasant surprise when the city purchased it to add onto the park. How ever was not part of the original park when I purchased my lot so if only developing the donated property is what the council decides to do so be it. Of the proposed plans to develop the land west of the park I would be most in fever of one of the plans having residential lot that back up to the park with the street next to Target. I hope to be at tonight's meeting thank you for considering my concerns.

Sincerely, Victor Schuh



WOODBIDGE HARDWOOD CO.

P.O. Box 1063
18929 N. Lower Sacramento Road
Woodbridge, CA 95258-1063
Phone (209)368-4337 Fax (209)368-0347

To: City Council
City of Lodi
P.O. Box 3006
Lodi, Ca. 95241-1910

From: Gary Rosene
2336 Brittany Ln.
Lodi, Ca. 95242

Dear Counsil Members,

Your decision concerning the Roget Park has a significant effect on my property and household. I strongly recommend that you approve option #1, the previously approved plan. Developing the park in stages is an obvious solution to financial delays.

Any significant changes to the originally approved plan would be inefficient and unfair to all parties that have been concerned over the many years.

Sincerely,

Gary A. Rosene

